003.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,034,200 / 1,034,200
					USE VALUE:	1,034,200 / 1,034,200
					ASSESSED:	1,034,200 / 1,034,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI CICCO BARBARA A
Owner 2:	DI CICCO LOUIS
Owner 3:	
Street 1:	44 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI CICCO BARBARA A TR -
Owner 2:	TR. 44 MELROSE ST REALTY TR -
Street 1:	44 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Vinyl Exterior and 2972 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	573,900	5,500	454,800	1,034,200
Total Card	0.114	573,900	5,500	454,800	1,034,200
Total Parcel	0.114	573,900	5,500	454,800	1,034,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.98 | /Parcel: 347.98

Legal Description

User Acct 2892

GIS Ref

GIS Ref

Insp Date 08/11/17

Entered Lot Size

Total Land:

Land Unit Type:

!289!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	573,900	5500	4,950.	454,800	1,034,200		Year end	12/23/2021
2021	104	FV	547,300	5500	4,950.	454,800	1,007,600		Year End Roll	12/10/2020
2020	104	FV	547,600	5500	4,950.	454,800	1,007,900	1,007,900	Year End Roll	12/18/2019
2019	104	FV	421,700	5500	4,950.	483,200	910,400	910,400	Year End Roll	1/3/2019
2018	104	FV	421,700	5500	4,950.	352,500	779,700	779,700	Year End Roll	12/20/2017
2017	104	FV	396,200	5500	4,950.	307,000	708,700	708,700	Year End Roll	1/3/2017
2016	104	FV	396,200	5500	4,950.	261,500	663,200	663,200	Year End	1/4/2016
2015	104	FV	332,400	5500	4,950.	255,800	593,700	593,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:17:46

LAST REV

Date	Time
10/27/17	07:31:03
ekelly	

PAT ACCT. 289

USER DEFINED

Prior Id # 1:	2892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI CICCO BARBAR	41436-376		11/17/2003	Family	1	No	No		
A	13689-607		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2007	381	Redo Bat	10,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00329733
Const Adj.:	0.98000199
Adj $ / SQ:	167.150
Other Features:	135500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704982
Depreciation:	131127
Depreciated Total:	573855

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

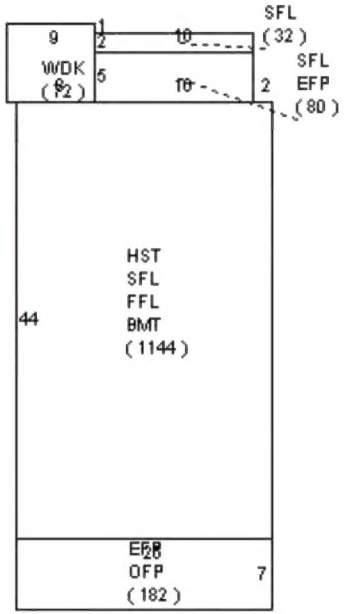
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.15
Special Features:	0	Val/Su Net:	123.90
Final Total:	573900	Val/Su SzAd	193.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,256	167.150	209,940
BMT	Basement	1,144	50.140	57,366
FFL	First Floor	1,144	167.150	191,219
HST	Half Story	572	167.150	95,610
EFP	Enclos Porch	262	36.860	9,658
OFP	Open Porch	182	25.050	4,560
WDK	Deck	72	15.680	1,129
	Net Sketched Area:	4,632	Total:	569,482
Size Ad	2972	Gross Area	5204	FinArea 2972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	GD	1940	21.94	T	30	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc